

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 17<sup>th</sup> day of November 2015 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
B J Wilson	Vice-Chairman
Monica Hotelling	Member
Jimmy Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Theresa Mason	Alternate
Bob Tipton	Alternate

constituting a quorum and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
John Robertson	Manager of Engineering
Albert Triplett, Jr.	Planner II
Susan Batte	Planning Technician

### CALL TO ORDER

Chairman Oliver called the meeting to order at 7:00 p.m.

### **BRIEFING SESSION**

#### ITEM 1.

Chairman Oliver announced the Planning and Zoning Commission would conduct a work session relative to the following cases:

Z15-07	WALL STREET TOWNSHIP HOMES
Z15-08	MERCEDES DISTRIBUTION CENTER
Z15-09/PD15-05/HL15-07	FIRST BAPTIST CHURCH

Chairman Oliver closed the Briefing Session at 7:25 p.m.

## JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:40 p.m. in the City Council Chambers. Items 2-4 of the Joint Public Hearings were held in the City Council Chambers. The Planning and Zoning Commission recessed to the Planning and Zoning Conference Room, Second Floor to consider published agenda items.

## PLANNING AND ZONING COMMISSION REGULAR SESSION

### CALL TO ORDER

Chairman Oliver called the Planning and Zoning Commission regular session to order at 8:31 p.m.

### ITEM 5. ZONE CHANGE APPLICATION Z15-07 WALL STREET TOWNSHIP HOMES

First for the Commission to consider and make recommendation to City Council was zone change application Z15-07 submitted by Hat Creek Development for property located at 604 East Northwest Highway and 701 East Wall Street. The applicant was requesting to rezone 0.925 acres from HC Highway Commercial to R-5.0 Zero-Lot-Line District for the development of seven single family detached residential lots.

In the Commission's regular session, Dennis Luers moved to approve zone change application Z15-07. B J Wilson seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers

Nays: None

### ITEM 6. ZONE CHANGE APPLICATION Z15-08 MERCEDES DISTRIBUTION CENTER

Next for the Commission to consider and make recommendation to City Council was zone change application Z15-08 submitted by Seefried Properties for property located at 4301 Lakeside Parkway and proposed to be platted as Lots 1-3, Block 1, Mercedes Benz. The applicant was requesting to rezone 25.73 acres from R-20 Single Family District and 13.18 acres from PID Planned Industrial Development District to LI Light Industrial District for a warehouse and training center development and a future industrial use.

In the Commission's regular session, B J Wilson moved to approve zone change application Z15-08. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin and Luers

Nays: None  
Abstain: Tiggelaar

ITEM 7-9. ZONE CHANGE APPLICATION Z15-09, PLANNED DEVELOPMENT  
OVERLAY PD15-05 AND HISTORIC LANDMARK SUBDISTRICT HL15-07 FIRST  
BAPTIST CHURCH

Next for the Commission to consider and make recommendation to City Council was zone change application Z15-09, planned development overlay application PD15-05 and historic landmark subdistrict application HL15-07 submitted by First Baptist Church for property located at 301 East Texas Street and proposed to be platted as Lot 1, Block 1, First Baptist Church. The applicant was requesting to rezone 1.45 acres from CBD Central Business District to R-7.5 Single Family District for the redevelopment of the church property. The applicant was also requesting a planned development overlay to allow but not be limited to deviation from drive lane width, parking, landscaped buffering and islands, and building height and an historic landmark subdistrict designation.

In the Commission's regular session, after a brief discussion, B J Wilson moved to approve zone change application Z15-09. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers  
Nays: None

Jimmy Fechter moved to approve planned development overlay application PD15-05 with the condition that the landscape buffer be reduced an additional four feet in order to allow 24 foot drive lanes. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers  
Nays: None

B J Wilson moved to approve historic landmark subdistrict application HL15-07. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers  
Nays: None

ITEM 10. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the October 20, 2015, Planning and Zoning Meeting.

B J Wilson moved to approve the October 20, 2015 Planning and Zoning Commission Meeting minutes. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

PLANNING & ZONING COMMISSION  
NOVEMBER 17, 2015

Ayes: Oliver, Wilson, Fechter and Tiggelaar  
Nays: None  
Abstain: Hotelling, Martin and Luers

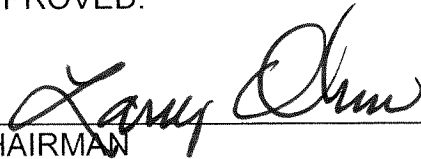
ADJOURNMENT

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 9:09 p.m. Dennis Luers seconded the motion which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers  
Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE  
CITY OF GRAPEVINE, TEXAS ON THIS THE 15<sup>th</sup> DAY OF DECEMBER 2015.

APPROVED:

  
\_\_\_\_\_  
CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
PLANNING TECHNICIAN